

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-PR-032

April 28, 2015

If it is the intent of the Board of Supervisors to approve SE 2014-PR-032 located at 7701 and 7707 Shreve Road, Tax Map Parcels 49-2 ((1)) 151 and 49-2 ((12)) 1A, for an electrical substation to permit the redevelopment and expansion of the existing electrical substation utility facility pursuant to Sect. 9-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Idylwood Substation," prepared by Dewberry Engineers, Inc., dated February 2014, as revised through April 6, 2015, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Right-of-way along Shreve Road shall be dedicated as generally depicted on the plat, as approved by Fairfax County and the Virginia Department of Transportation (VDOT). The right-of-way shall be dedicated in fee simple to the Board of Supervisors upon request by either Fairfax County or the Virginia Department of Transportation, whichever occurs first.
5. The entrances to the substation and the telecommunications facility shall meet the commercial entrance standards of the Virginia Department of Transportation (VDOT) and the driveways outside the perimeter wall shall be asphalt. The existing curb cut/entrance on Holly Manor Lane shall be removed and the curb and gutter and sidewalk shall be restored in the right of way.
6. A 5-foot wide sidewalk shall be constructed across the Shreve Road frontage.
7. Stormwater management shall be provided as generally depicted on the SE Plat or as approved by the Department of Public Works and Environmental Services (DPWES). The applicant shall promptly provide mitigation measures if there are impacts from increased stormwater downstream of the property.
8. The planting schedule provided on the SE Plat provides suggested vegetation and can be modified upon approval of the Urban Forest Management Division should other vegetation options be preferred.

9. Landscaping shall be provided onsite in order to meet the intent of the Type 2 and Type 3 Transitional Screening requirements subject to the review and approval of the Urban Forest Management Division. On-site landscaping shall be as generally depicted on the SE Plat. The Applicant shall provide the off-site landscaping to reduce the visual impact of the substation on the adjacent residential properties, property owners who have views of the new substation equipment, and community association common areas. The Applicant shall provide evergreen and/or deciduous vegetation on the lot of each landowner along Holly Manor Drive and Marthas Lane who are adjacent to the substation property or who will have views of the new substation equipment, and who elect to have off-site landscaping installed on their property. The Applicant shall contact the Holly Crest Community Association and/or individual property owners adjacent to the substation along Holly Manor Drive to develop a plan for supplemental landscaping to be installed by the Applicant. The 10 foot height limitation for vegetation shall not apply to offsite vegetation, nor shall the Applicant conduct trimming or maintenance on said offsite vegetation without the property owners consent. The Applicant shall also contact the representatives of the Dominion Heights Herrell Addition subdivision to determine if off-site landscaping should be provided on those properties as well. The Applicant shall negotiate the quantity, location, species, and type of landscaping with each individual landowner and submit the final design to the Urban Forest Management Division (UFMD) for review and comment. The design shall also be submitted to the Providence District Supervisor's office for review and comment. Landscaping shall be a minimum size of 7 feet tall and between 2 and 2 ½ inches in caliper at the time of planting. The landscaping shall be installed by the Applicant at the sole cost of the Applicant. The viability of such plantings shall be assured by the Applicant for a one (1) year period after installation, but regular care and maintenance shall be provided by the landowner. For satisfaction of this development condition, prior to site plan approval, the Applicant shall demonstrate that the landowners adjacent to the substation along Holly Manor Drive and Marthas Lane and in the Dominion Heights Herrell Addition subdivision were contacted via certified mail of their eligibility to receive off-site landscaping. The Applicant shall begin working with the adjacent homeowners anytime thereafter. Landscaping may be installed prior to or following construction of the substation, as determined by the individual landowner, including the Holly Crest Community Association. Prior to release of the project's performance bond, the Applicant shall demonstrate final compliance of this development condition with either approved landscape layouts including property owner signatures verifying installation of respective off-site landscaping, a property owner's election to not receive off-site landscaping, or evidence of the Applicant's good faith effort to obtain such approval. The Applicant shall work with UFMD and the Providence District Supervisor's office to resolve any differences that arise during this process.
10. Prior to the installation of plants to meet requirements of the approved landscape plan, the Applicant, with the Contractor/Developer serving as the agent, shall coordinate a pre-installation meeting on site with the contractor/developer of the site and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at

this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site.

11. The wall shall be constructed as generally depicted on the SE Plat and shall be precast masonry panels and pilasters with brick façade along the north, east and west boundaries. Pre-cast concrete masonry panels and pilasters may be installed for the southern wall with matching brick color. The wall shall be built in general conformance with the SE plat and meet the Applicant's latest security requirements. A 7 foot high chain link fence with barbed wire shall be provided along Lots 18, 19 and 20 of Holly Crest in a similar location to the existing chain link fence. (Tax Map Parcels 49-2 ((41)), 0018, 0019 and 0020) This area between the fence and the wall shall be gated to prohibit unauthorized access. The gate along the front shall be 16 feet tall to match the rest of the wall height along Shreve Road, and shall open in towards the substation, slide or roll upwards.
12. The vegetation and wall proposed on-site are required to remain as generally depicted on the SE Plat. Minor modifications as allowed by the Zoning Ordinance may be permitted; however, replacement and appropriate maintenance of the vegetation and wall shall be provided as necessary to ensure the survival of the vegetation and aesthetic quality of the wall. Should the vegetation not survive, the Applicant shall replace such vegetation and maintain it thereafter.
13. If a gate is necessary in the chain link fence along the southern boundary adjacent to the Dominion Power easement, a gap in the vegetation may be permitted up to 14 feet wide upon review by the Urban Forestry Management Division.
14. As a condition of the 10-year tree canopy modification, a contribution of \$19,538.00 shall be made to the Tree Preservation and Planting Fund at the time of site plan approval.
15. Tree Preservation: The Applicant shall submit a tree preservation plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.
16. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on- and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ - feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the limits of clearing and grading within the undisturbed area. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and

grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

17. Tree Preservation Walk-Through. The limits of clearing and grading are proposed to cover the entire site and it is unlikely that these will be significantly altered. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. The Providence District Supervisor's office and adjacent neighbors shall be notified in writing in advance of this walk-through for their opportunity to participate in the walk-through. During the tree preservation walk-through meeting, the Applicant's certified arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions. Any trimming of trees on adjacent properties for purposes of construction shall be done under the supervision of a certified arborist and after notification of the property owner.
18. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
19. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

20. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
21. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - c. Root pruning shall be conducted with the supervision of a certified arborist.
 - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."
22. A plan for the care and maintenance of the trees to be managed and maintained onsite along Shreve Road and for protection of offsite trees shall be developed during site plan review based on consultation and coordination with a certified arborist. The care and maintenance of the onsite trees could include pruning and supplemental planting to meet the intent of Transitional Screening 2. The offsite trees shall include but not be limited to trees numbered 104, 105, 131, 132, 133, 134, 114, 116, 117, 113, 107, 109 and 111. During site plan review, the total square footage of the canopy area associated with those trees to be protected, managed and maintained shall be provided. Based on the square footage of canopy, a replacement cost will be prepared by the Urban Forest Management Division (UFMD) based on the latest County of Fairfax, Department of Public Works and Environmental Services Comprehensive Unit Price Schedule. Once the cost estimate is approved, a bond or letter of credit shall be provided for the replacement value for the onsite trees. For the offsite trees, the trees shall either be replaced or replacement value shall be provided to the property owner (based on the preference of the property owner).

23. The wall may be built in stages. All reasonable efforts shall be made to complete as much of the wall as possible at the earliest stage possible.
24. Construction and demolition debris waste shall be recycled to the maximum extent practicable during the various stages of the existing substation demolition.
25. During site plan review, a plan for the mitigation of construction impacts shall be developed by the Applicant. Measures to alleviate construction impacts on Shreve Road and the surrounding communities should include evaluation of whether a flag person is necessary during construction, setting up a schedule for deliveries of large construction equipment or materials (subject to VDOT regulations), establishment and continuation of a website for the project which will provide alerts (which could include mass emails or use of social media) on high impact (for instance noise or traffic impacts) activities or other measures, designed to provide timely notification to the area residents and those traveling on Shreve Road. This plan shall be provided to the Providence District Supervisors office. Pedestrian access across the property shall be maintained at all times throughout construction.
26. This use shall be subject to the Noise Ordinance of Fairfax County.
27. All applicable permits from the US Army Corps of Engineers, Virginia Department of Environmental Quality, and Virginia Department of Conservation and Recreation shall be obtained prior to obtaining site plan approval.
28. Construction hours be limited to Monday through Friday 7:30am and 6:00 pm. Should work on Saturdays be necessary, hours shall be limited to 8:00 am to 4:00 pm. No construction work shall be performed on Sundays or major federal holidays. Signage shall be posted on-site in English and Spanish, or any other language which may become necessary based on construction personnel, notifying construction personnel of residential properties in close proximity to the substation and to limit truck idling. Construction vehicles shall not idle or park along Holly Manor Drive and signs for the construction and prohibition on idling shall be placed on the nearby streets subject to VDOT approval. Noise reducing efforts such as using flags or a single buzzer instead of beepers, use of temporary construction noise abatement techniques or such other measures shall be diligently pursued. The Applicant shall provide the Providence District Supervisor's office with a point of contact for construction related issues. The Applicant shall provide a response to construction related issues/questions/complaints within 24 hours of receiving notice. The construction hours noted above shall not prohibit the Applicant from performing emergency construction or maintenance on the substation or adjacent power lines as necessary.
29. All signs onsite shall be subject to Article 12.
30. Storage of materials, equipment or trucks not needed for operation of the substation or adjacent power lines is not permitted onsite once construction activities have been completed.

31. All graffiti shall be removed as expeditiously as possible, and shall be removed no later than a week after the Applicant is notified of the issue. A point of contact for ongoing maintenance issues shall be established with the Providence District Supervisors office and updated as the contact may change.
32. Construction traffic shall be limited to the Shreve Road entrances.
33. All reasonable efforts shall be made to reduce construction noise on the east side of the property due to the close proximity of residences. Multi-lingual signage shall be posted on-site notifying construction personnel of these efforts.
34. Electromagnetic field (emf) readings at the perimeter of the site shall be provided to the Holly Crest Community Association and other interested property owners within 6 months after the substation equipment becomes operational, or prior to bond release, whichever occurs first.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.